

159.0

0011

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

848,800 / 848,800

USE VALUE:

848,800 / 848,800

ASSESSED:

848,800 / 848,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
141		RENFREW ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	LAI WEI	
Owner 2:	XU LAN	
Owner 3:		

Street 1: 141 RENFREW ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CODY BOY LLC -

Owner 2: -

Street 1: 113 WARREN ST

Twn/City: MEDFORD

St/Prov: MA Cntry:

Postal: 02155

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 2150 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	0.95	7			Water	-5					399,000						399,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
101	6000.000	449,800		399,000	848,800			106129
Total Card	0.138	449,800		399,000	848,800			GIS Ref
Total Parcel	0.138	449,800		399,000	848,800			GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card:	394.72	/Parcel:	394.7			Insp Date
								05/25/18

Parcel ID 159.0-0011-0002.0

!12454!

PRINT

Date 12/11/20 Time 02:32:30

LAST REV

Date 06/18/18 Time 15:09:19

mmcmakin

12454

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
CODY BOY LLC,	56069-594	12/15/2010	595,000 No No
STANDISH JANE,	54860-286	6/22/2010 Change>Sale	360,000 No No
	15416-528	1/1/1984	1 No No A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2010	628	Addition	66,000					ADD 2ND STORY TO C

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	MEAS&NOTICE	BS	Barbara S
3/20/2012	Inspected	BR	B Rossignol
11/12/2008	Measured	336	PATRIOT
12/6/1999	Mailer Sent		
12/6/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

BATH FEATURES

Full Bath:	3	Rating: Good	PDAS:
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Good	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8	BRs: 3
	Baths: 3	HB: 1

GENERAL INFORMATION

Grade:	B- - Good (-)
Year Blt:	1947
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
	Totals
	1 8 3

RES BREAKDOWN

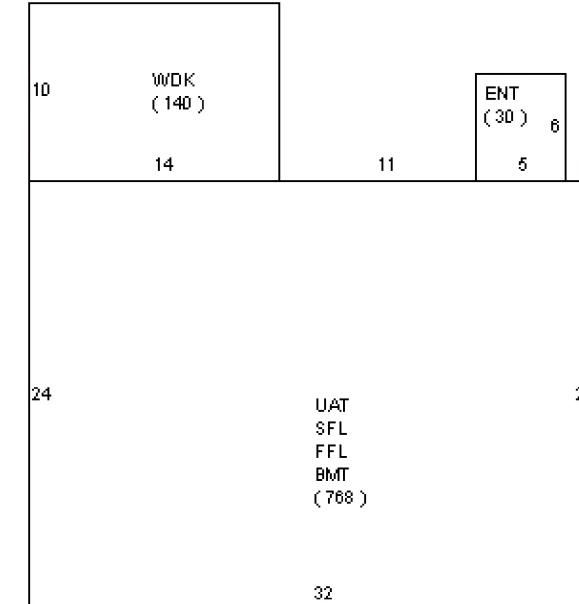
No Unit	RMS	BRS	FL
1	8	3	M

CALC SUMMARY

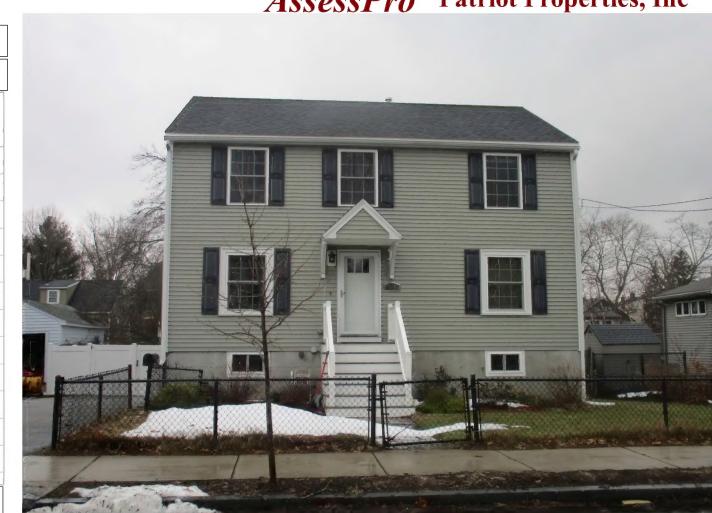
Basic \$ / SQ:	125.00
Size Adj.:	1.33359373
Const Adj.:	0.99989998
Adj \$ / SQ:	166.683
Other Features:	123755
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	552556
Depreciation:	102775
Depreciated Total:	449781
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Special Features:	0
Final Total:	449800
Val/Su Net:	168.72
Val/Su SzAd:	292.84

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

COMMENTS**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	768	80.010	61,446	BMT	100	AFB	80	C	
FFL	First Floor	768	166.680	128,012						
SFL	Second Floor	768	166.680	128,012						
UAT	Upper Attic	192	66.670	12,801						
WDK	Deck	140	13.140	1,840						
ENT	ENTRY	30	26.400	792						
	Net Sketched Area:	2,666	Total:	332,903						
Size Ad	1536	Gross Are	3242	FinArea	2150					

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	101						

More: N

Total Yard Items: []

Total Special Features: []

Total: []